



2021-000280

Klamath County, Oregon

01/08/2021 12:23:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Mary E. Wilkinson

5714 Schiesel Ave

Klamath Falls, OR 97603

Grantee:

Casita Bonita LLC

3612 N. Birddog Dr.

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Casita Bonita LLC

3612 N. Birddog Dr.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Casita Bonita LLC

3612 N. Birddog Dr.

Klamath Falls, OR 97603

File No. 430481AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8 day of January, 2021, by and between

Pat Hurst and Marsha Eccles the duly appointed, qualified and acting Personal

**Representatives of The Estate of Mary E. Wilkinson also known as Mary Elizabeth Wilkinson, Deceased,
Probate Case No. 18PB08096, filed in Klamath County,**

hereinafter called the first party, and

Casita Bonita LLC., an Oregon limited liability company,

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**Lot 23 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$125,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

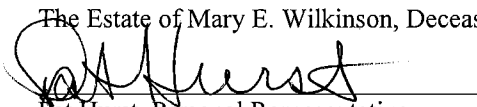
TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

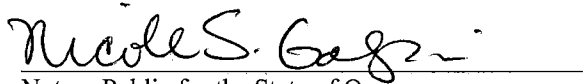
Dated this 8 day of January 2021.

The Estate of Mary E. Wilkinson, Deceased


Pat Hurst, Personal Representative

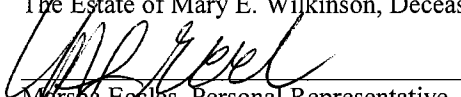
State of Oregon } ss
County of Klamath }

On this 8 day of January, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Pat Hurst, Personal Representative for the Estate of Mary E. Wilkinson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 5/22/2023

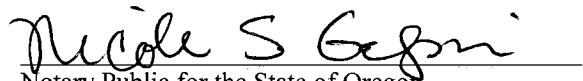


The Estate of Mary E. Wilkinson, Deceased


Marsha Eccles, Personal Representative

State of Oregon } ss
County of Klamath }

On this 8 day of January, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Marsha Eccles, Personal Representative for the Estate of Mary E. Wilkinson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 5/22/2023

